

**Baltimore County Landmarks Preservation Commission
January 13th, 2022 Meeting Minutes**

Call to order; introduction of Commission members; pledge of allegiance to the Flag; statement of purpose and operating procedures

Mr. Ed Hord, 2021 Vice-Chair, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:00 p.m. Through the meeting, the following Commission members were:

Present	Not Present
Ms. Phoebe Evans Letocha Mr. John Holman Mr. Scott Holupka Mr. Ed Hord Mr. Vincent Johnson Ms. Wendy Mclver Ms. Lili Mundroff Mr. Stephen Myer Ms. Marina Novaes Mr. Raymond Scott Mr. Christopher Weston	N/A

Attending County staff included Ms. Caitlin Merritt (Preservation Services Chief), Ms. Taylor Bensley (Development Review Planner), and Ms. Jenifer Nugent (Development Review Chief).

1. Selection of Chair and Vice-Chair

Mr. Hord informed the Commission that the first order of business was the selection of a 2022 Chair and Vice-Chair.

Ms. Evans Letocha nominated Mr. John Holman to serve as the 2022 Commission Chair. Ms. Mclver seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. Mclver, Ms. Mundroff, Mr. Myer, Ms. Novaes, Mr. Scott, and Mr. Weston. There were no dissenting votes.

Ms. Mclver nominated Mr. Ed Hord to serve as the 2022 Commission Vice-Chair. Mr. Johnson seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. Mclver, Ms. Mundroff, Mr. Myer, Ms. Novaes, Mr. Scott, and Mr. Weston. There were no dissenting votes.

Mr. Holman and Mr. Hord thanked the Commission for the opportunity to serve as Chair and Vice-Chair.

Authority for Action – Baltimore County Code Article 3: Title 3: 1203: Officers.

2. Review of the Agenda

Ms. Bensley reported no changes to the Preliminary Agenda published January 6th, 2022.

3. Approval of the Minutes

Mr. Holman asked if anyone proposed changes to the November 17th, 2021 Minutes. Hearing none, Mr. Holman called for a motion on the Minutes as drafted. Mr. Myer moved to approve the Minutes as drafted. Mr. Johnson seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Myer, Ms. Novaes, Mr. Scott, and Mr. Weston. There were no dissenting votes.

4. Correction to the Minutes of the September 9th, 2021 Meeting

Ms. Bensley explained that a change was requested for the September 9th, 2021 Minutes, as Mr. and Ms. Fradkin testified during Agenda Item 13 and did not feel their testimony was adequately reflected in the Minutes. She stated that the Minutes originally read:

Ms. Bensley read written testimony submitted by Mr. and Ms. Steve and Patti Fradkin, the owners of 4605 Prospect Avenue. The testimony stated that they were accepting of the proposal, as it rectified Ms. Bair's encroaching on their property, but that they hoped Ms. Bair would use a reputable, licenses and bonded contractor.

The Minutes had been updated to read:

Ms. Bensley read written testimony submitted by Mr. and Ms. Steve and Patti Fradkin, the owners of 4605 Prospect Avenue. The testimony stated they were concerned that the work in the Court Order to correct the issues would not be completed by a reputable, licensed and bonded, contractor.

Mr. Holman asked if anyone proposed changes to the September 9th, 2021 Minutes as revised. Hearing none, Mr. Holman called for a motion on the Minutes as revised. Mr. Myer moved to approve the Minutes as drafted. Ms. Evans Letocha seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Myer, Ms. Novaes, Mr. Scott, and Mr. Weston. There were no dissenting votes.

5. Consent Agenda

Ms. Bensley read the Action Recommendations for Consent Agenda Items 8, 9, 10, and 12.

Mr. Holman asked if anyone wished to discuss the Consent Agenda Items further. Ms. Evans Letocha noted she did not feel the elevation drawings provided for Agenda Item #8 were clear but that she deferred to the architects of the Commission on if it was appropriate. Mr. Weston stated that the drawings were lacking, but that he was not concerned and did not feel the item needed to be discussed further as it was located on the rear. Ms. Mundroff agreed with Mr. Weston.

Mr. Myer moved to issue a Certificate of Appropriateness for each Consent Agenda Item as proposed. Mr. Weston seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha,

Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Myer, Ms. Novaes, Mr. Scott, and Mr. Weston. There were no dissenting votes.

Items for Discussion and Vote

6. Bair Property, 4607 Prospect Avenue, Glyndon; Non-contributing structure in the Glyndon Historic District; Construction of a 10' x 14' pavilion in the rear yard with a height ranging from 8' 1 3/4" to 10' 1" [County Council District # 3]

Ms. Bensley introduced the agenda item, which involved a request to construct a pavilion/lean-to structure in the rear yard. She explained that the structure was proposed to be 10' x 14' with a height of 10' 1" in the front and 8' 1 3/4" in the rear. The front was proposed to have an 8' 1" head room clearance and the rear was proposed to have an approximately 6' 10 3/4" head room clearance. She continued on that the structure was proposed to face the backyard (pool area), and the roof would slope down towards the fence. The structure was proposed to be constructed of pressure treated pine and would be open on all sides.

Mr. Holman welcomed Ms. Donna Bair, the homeowner.

Ms. Bair explained that the structure would replace a 16' x 20' cabana that existed years ago, and that she was proposing the location she was because there were existing pavers to construct the shelter on. She noted that the rest of the yard also had steep slopes, making relocation difficult.

Mr. Holman welcomed Mr. and Ms. Tom and Kim Montanye, owners of 4609 Prospect Avenue.

Mr. Montaye testified in opposition to the structure, citing the following concerns: the shelter was proposed in a poor location; the yard did not have steep slopes that would make it impossible to relocate the structure; the structure would be visible from the public right of way; the structure would make that portion of the yard seem crowded; water drainage issues were not addressed and a gutter was not proposed; the previous cabana was supported by the fence/only approximately 7' in height, and therefore not highly visible; there were no lean-to pavilions in Glyndon, and therefore the structure was not consistent with the district; and that the site plan provided was not an accurate representation of the current conditions, and therefore the Commission could not know the true location for the installation.

Mr. Hord raised concerns that the Commission would not know the correct location for the structure and that, if located too close to the property line, water would drain into the Montanye's yard. Ms. Merritt noted that the structure would be located 4-6' off the property line, per the homeowner. Mr. Hord explained that he would prefer the structure to be located 4-6' off the fence than the property line. He continued on that the shelter needed a gutter so the Commission could confirm water and snow would not be draining into the neighboring yard.

Mr. Holman question if the location was within the Commission's purview. Ms. Bensley confirmed it was, as the structure needed to be appropriately located to meet the requirements of the Design Guidelines. She noted that delving into property line disputed was beyond the Commission's purview.

Mr. Holupka questioned if there was a fence. Ms. Merritt confirmed there was, but that it was closer to the property line than shown on the submitted site plan.

Ms. Novaes stated she felt the location was inappropriate and that the structure should be located behind the pool.

Mr. Hord moved to not issue a Certificate of Appropriateness or a Notice to Proceed for the structure as proposed. Mr. Myer seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Myer, Ms. Novaes, and Mr. Scott. Mr. Weston voted against the motion.

Ms. Evans Letocha remarked that the size was an improvement but that she did not feel the proposed location was appropriate. Mr. Hord agreed.

Citing Baltimore County Historic Design Guidelines, Additions and Infill: page 4; Fences and Landscape: page 5; County Code Sec. 32-7-405

7. Chatsworth (Ross Property), 21 West Chatsworth Avenue, Reisterstown; Final Landmark # 74; MIHP # BA-972; In kind replacement of asphalt shingle roof on main home; Replacement of an existing wood shingle roof on the historic smokehouse with asphalt shingle; Installation of steel railings for front steps to cover existing rusted post stubs; Installation of cellar door covers; Construction of steps on smokehouse/dairy [County Council District # 2]

Ms. Bensley introduced the agenda item, which involved five work items for the 1830's Final Landmark known as Chatsworth, a vernacular style home with some Greek revival details. Work Item 1 involved the in kind replacement of the existing three-tab asphalt shingle roof on the main home and in kind replacement of all flashings. Work Item 2 involved the replacement of the existing wood shingle roof on the historic smokehouse – a 2-story brick and frame structure with a regular footprint containing a dairy in the lower portion and a smokehouse above – with CertainTeed Belmont asphalt shingle roof in stone gate gray. Work Item 3 involved the replacement of missing handrails on the front stoop steps. The proposed railings were all steel, painted black, and a simple style with lateral scroll ends. Work Item 4 involved the installation of treated pine covers for the cellar doors on the front and rear elevations on the home. Work Item 5 involved the installation of missing steps for the smokehouse/dairy. Ms. Bensley noted that the ghost of previous steps could be seen in the paint and that a 2006 survey of the property showed the smokehouse/dairy had simple steps. She continued that the steps and landing were proposed to be treated wood or rough cut oak and that a drawing was provided in the meeting materials.

Mr. Holman welcomed Mr. Jeffrey Ross, the homeowner.

Mr. Ross thanked the Commission for reviewing the work items and explained that he had recently purchased the home. He explained that the smokehouse roof was deteriorated and had water damage.

Mr. Weston stated he had concerns with the drawing of the steps as they were a safety issue as drawn. Mr. Hord agreed that the steps would not meet Code as drawn and that the step risers did not make sense.

Mr. Hord noted that wood shingles were readily available to replace the smokehouse roof in kind.

Mr. Myer agreed that the drawings for the steps needed to be redone to be drawn properly.

Mr. Myer moved to issue a Certificate of Appropriateness for Work Item 1 as proposed; for Work Item 2 with the condition the replacement material be wood shingles to match the existing in size, dimension, style, etc.; for Work Item 3 as proposed; and for Work Item 4 as proposed; and to not issue a Certificate of Appropriateness or a Notice to Proceed for Work Item 5 as proposed. Ms. McIver seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Myer, Ms. Novaes, Mr. Scott, and Mr. Weston. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines, Roofs; Porches and Steps; County Code Sec. 32-7-405

- **8.** Collins Property, 720 Howard Road, Pikesville; Contributing structure in the Sudbrook Park County Historic District; MIHP # BA-3016; Proposed plans to enlarge the existing breezeway and transform into a sunroom [County Council District # 2]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Historic Design Guidelines, Additions and Infill: pages 1-4; County Code Sec. 32-7-405

- **9.** Prugh Property, 1505 Francke Avenue, Lutherville; Contributing structure in the Lutherville County Historic District; MIHP # BA-288; Removal of deteriorated storm windows (13) and installation of new aluminum storm windows for all windows on home (34 total) [County Council District # 3]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Historic Design Guidelines, Windows and Doors: page 4; County Code Sec. 32-7-405

- **10.** Earshaw Property, 11912 Jericho Road, Kingsville; Contributing structure in the Franklinville County Historic District; In kind replacement of asphalt shingle roof and aluminum gutters [County Council District # 5]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Historic Design Guidelines, Roofs: page 10; County Code Sec. 32-7-405

- 11.** Clements Property, 122 Central Avenue, Glyndon; Contributing structure in the Glyndon County Historic District; MIHP # BA-788; Revised construction plans for a rear addition [County Council District # 2]

Ms. Bensley introduced the agenda item, which involved amended plans for a rear, two-story addition that was denied at the November 2021 meeting. She stated that changes made included: new dimensions; a setback on the Glyndon Avenue side of the addition to create more of a separation; a larger rear porch with wood posts and railings and composite decking and steps; a change in the window style from one-over-one to two-over-one; Anderson Casement windows proposed to mimic the appearance of double hung windows; windows on the 1st and 2nd stories were aligned; and the roofline appeared to be slightly smaller than the main historic block of the home.

Mr. Holman welcomed Mr. Kevin Clements and Ms. Joanna Clements, the homeowners.

Ms. Clements questioned if the drawings needed to show all labels. Ms. Merritt confirmed they did and that the drawings should match/be consistent with one another.

Mr. Weston moved to issue a Certificate of Appropriateness for the addition with the condition updated plans with the correct notations/labels be submitted to and approved by staff prior to the permitting process and work beginning. Mr. Myer seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Myer, Ms. Novaes, Mr. Scott, and Mr. Weston. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines, Additions and Infill; Windows and Doors; Façade Materials; Roofs; Porches and Steps; County Code Sec. 32-7-405

- **12.** Tarleton Property, 4805 Butler Road, Glyndon; Contributing structure in the Glyndon County Historic District; MIHP # BA-723; Ex-post facto review for lattice installed to the east of the dwelling to complete a garden; Code Enforcement Correction Notice # CB2100373 [County Council District # 2]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Historic Design Guidelines, Roofs: page 10; County Code Sec. 32-7-405

- 13.** Center for Social Change Property, 3601 Briarstone Rd, Randallstown; Contributing structure in the Fieldstone County Historic District; In-kind replacement of wood windows [County Council District # 4]

Ms. Bensley introduced the agenda item, which involved the replacement of existing wood windows as they were in various conditions. She explained that some windows appeared to be worse than the others, and the photos submitted showed deterioration to the window glazing and wood trim. The proposed replacements were double-hung, wood, Pella Reserve Traditional style window, with a 5/8" Integral Light Technology (ILT) grilles. The grilles would be permanently bonded to the inside and outside of the window glass and non-glare foam spacers would be installed in between the grilles to cast a realistic shadow like individual windowpanes would and create a look of true-divided-light windows. Mr. Bensley noted that there were discrepancies between the application and the window specifications sheet, as one stated 32 windows would be replaced but the other stated 29 windows would be replaced.

Mr. Holman welcomed Mr. Jai Nibber, the applicant and representative for the property.

Mr. Nibber explained that the application was done quickly and apologized for the discrepancy. He confirmed all of the windows would be replaced, regardless of what number was stated. He stated that the windows were too far gone to be repaired and requested the Commission complete a site visit if they were considering denying the request to replace the windows.

Mr. Hord remarked that the windows appeared to be repairable with glazing compound and new trim. Mr. Nibber explained that the wood was rotted and the owners would like to replace all the windows so they would all look cohesive.

Ms. McIver questioned if the owners had consulted a window craftsman on repairing the windows. Mr. Nibber confirmed they had and that the windows were deteriorated beyond repair.

Mr. Hord moved to form a Technical Committee to conduct a site visit and report back at the February meeting. Ms. McIver seconded the motion. Ms. Evans Letocha requested the motion be amended to include that staff could approve the work on an emergency basis only if the Technical Committee's recommendations was to replace all the windows. Mr. Hord accepted the amendment and Ms. McIver seconded the amendment. The motion, as amended, passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Myer, Ms. Novaes, Mr. Scott, and Mr. Weston. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines, Additions and Infill; Windows and Doors; Façade Materials; Roofs; Porches and Steps; County Code Sec. 32-7-405

Other Business

Ms. Bensley informed the Commission that emergency in kind repairs were approved for the following property following a fire:

Avalon and Setting (Adams/Pometto Property), 309 Gun Road, Relay; On December 29th, 2021, staff offered emergency approval for the in kind replacement of the shingle roof, aluminum siding, and five vinyl windows for the guesthouse following a fire on October 30th, 2021.
[County Council District # 1]

Mr. Myer moved to adjourn the meeting. Mr. Weston seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Holman, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Myer, Ms. Novaes, Mr. Scott, and Mr. Weston. There were no dissenting votes.

The meeting adjourned at 7:09 PM.

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